008.A	0001	0013.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,088,900	/	1,088,900
USE VALUE:	1,088,900	/	1,088,900
ASSESSED:	1,088,900	/	1,088,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13	-15	BELKNAP ST, ARLINGTON

OWNERSHIP

Unit #: 13

Owner 1:	EASTMAN DIANA M
Owner 2:	KOHLI ASEEM
Owner 3:	
Street 1:	13 BELKNAP ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SPY POND DEVELOPMENT LLC -
Owner 2:	-
Street 1:	C/O MATTHEW URCIUOLI, MANAGER
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry:
Postal:	02140

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Aluminum Exterior and 2237 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	1,088,900			1,088,900
Total Card	0.000	1,088,900			1,088,900
Total Parcel	0.000	1,088,900			1,088,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.77 | /Parcel: 486.77

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 422730
GIS Ref:
GIS Ref:
Insp Date: 05/10/21

PREVIOUS ASSESSMENT

Parcel ID: 008.A-0001-0013.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	1,088,900	0	.		1,088,900		Year end	12/23/2021

!16740!

PRINT

Date	Time
12/30/21	23:02:08

LAST REV

Date	Time
12/03/21	08:58:16
danam	

PAT ACCT. 16740

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPY POND DEVELO	77627-146	2	4/28/2021		1,150,000	No	No		

USER DEFINED

Prior Id # 1:	7012
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/1/2021	SQ Returned	MM	Mary M
6/23/2021	SQ Mailed	MM	Mary M
5/10/2021	Measured	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8490																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	D - AVGD		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1910	Eff Yr Blt:	2021
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	25.000000000
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	1.0 %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	1 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.11937857
Const Adj.:	1.15488446
Adj $ / SQ:	394.290
Other Features:	98285
Grade Factor:	1.10
NBHD Inf:	1.01999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1099909
Depreciation:	10999
Depreciated Total:	1088910

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	442.39
Special Features:	0	Val/Su Net:	486.77
Final Total:	1088900	Val/Su SzAd	486.77

SKETCH

UnSketched SubAreas:
GLA: 2237,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,237	394.290	882,026

Net Sketched Area:	2,237			Total:	882,026
Size Ad	2237	Gross Area	2237	FinArea	2237

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 008.A-0001-0013.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc